

SIGNED.



1 **TIFFANY & BOSCO**
2 P.A.

3 **2525 EAST CAMELBACK ROAD**
4 **SUITE 300**
5 **PHOENIX, ARIZONA 85016**
6 **TELEPHONE: (602) 255-6000**
7 **FACSIMILE: (602) 255-0192**

Dated: March 04, 2010

Sarah Curley
SARAH S. CURLEY
U.S. Bankruptcy Judge

6 Mark S. Bosco
7 State Bar No. 010167
Leonard J. McDonald
8 State Bar No. 014228
Attorneys for Movant

9 09-31477

10 **IN THE UNITED STATES BANKRUPTCY COURT**
11 **FOR THE DISTRICT OF ARIZONA**

12 IN RE:

13 No. 2:09-BK-29616-SSC

14 Neville James
15 Debtor.

Chapter 13

16 First Franklin Financial Corporation
17 Movant,

ORDER

vs.

(Related to Docket #45)

18 Neville James, Debtor, Russell A. Brown, Trustee.

19 Respondents.

21 Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed
22 Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any,
23 and no objection having been received, and good cause appearing therefore,

24 IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated September 12, 2007 and recorded in the office of
3 the Maricopa County Recorder wherein First Franklin Financial Corporation is the current beneficiary
4 and Neville James has an interest in, further described as:

5 LOT 167, THE PALISADES AT VAL VISTA LAKES, PHASE I AMENDED, ACCORDING
6 TO BOOK 291 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA.

7 IT IS FURTHER ORDERED that Movant may contact the Debtor by telephone or written
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
10 with Debtor. However, Movant may not enforce, or threaten to enforce, any personal liability against
11 Debtor if Debtors personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
13 to which the Debtor may convert.

14
15 DATED this ____day of _____, 2010.

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17 JUDGE OF THE U.S. BANKRUPTCY COURT
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